

040.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

880,300 / 880,300

880,300 / 880,300

880,300 / 880,300

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
20		CORNELL ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: MONTESDEOCA MARIA P - #1	
Owner 2: HABER KATE- #2	
Owner 3:	

Street 1: 20 CORNELL ST

Street 2: CONDO CONVERSION

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: STRANO STEVEN -

Owner 2: -

Street 1: 42 RUSSELL ST

Twn/City: LITTLETON

St/Prov: MA Cntry:

Postal: 01460

**NARRATIVE DESCRIPTION**

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct	
104	4500.000	430,700	5,600	444,000	880,300							26698	
Total Card	0.103	430,700	5,600	444,000	880,300	Entered Lot Size				GIS Ref			
Total Parcel	0.103	430,700	5,600	444,000	880,300	Total Land:				GIS Ref			
Source:	Market Adj Cost	Total Value per SQ unit /Card:		398.69	/Parcel: 398.6	Land Unit Type:				Insp Date		11/08/18	

APPRAISED:

880,300 / 880,300

USE VALUE:

880,300 / 880,300

ASSESSED:

880,300 / 880,300

**USER DEFINED**

Prior Id # 1: 26698

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT										Parcel ID	040.0-0003-0006.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	104	FV	430,800	5600	4,500.	444,000	880,400	880,400	Year End Roll	12/18/2019	
2019	104	FV	355,100	5100	4,500.	471,800	832,000	832,000	Year End Roll	1/3/2019	
2018	104	FV	355,100	5100	4,500.	344,100	704,300	704,300	Year End Roll	12/20/2017	
2017	104	FV	332,700	5100	4,500.	299,700	637,500	637,500	Year End Roll	1/3/2017	
2016	104	FV	332,700	5100	4,500.	255,300	593,100	593,100	Year End	1/4/2016	
2015	104	FV	295,900	5100	4,500.	249,800	550,800	550,800	Year End Roll	12/11/2014	
2014	104	FV	295,900	5100	4,500.	205,400	506,400	506,400	Year End Roll	12/16/2013	
2013	104	FV	308,100	5100	4,500.	195,400	508,600	508,600		12/13/2012	

TAX DISTRICT										PAT ACCT.
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
STRANO STEVEN,	73966-140	1	1/9/2020	Change>Sale	840,000	No	No			
HUGHES BARBARA	70101-374		10/19/2017	Estate/Div	99	No	No	Barbara A Hughes d.o.d. 9/26/2015.		
	20397-358		2/1/1990		1	No	No	A		

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
5/29/2020	511	Heat App	18,788	C						4/17/2020	SQ Mailed	MM	Mary M		
1/22/2020	146	Inter Fi	177,000	O						11/8/2018	MEAS&NOTICE	HS	Hanne S		
										4/15/2009	Measured	189	PATRIOT		
										3/22/2000	Inspected	263	PATRIOT		
										2/28/2000	Measured	263	PATRIOT		
										8/21/1993		AS			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2 Total: 2	Foundation: 2 - Conc. Block	Full Bath: 2 Rating: Average	A Bath: Rating:	3/4 Bath: Rating:	A 3QBth: Rating:	1/2 Bath: Rating:	A HBth: Rating:	OthrFix: Rating:									
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	OTHER FEATURES	Kits: 2 Rating: Average	A Kits: Rating:	Fpl: Rating:	WSFlue: Rating:	RESIDENTIAL GRID										
<b>GENERAL INFORMATION</b>				Location:	Total Units:	Floor:	% Own:	Name:	1st Res Grid Desc: Line 1 # Units: 1	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower			
Grade: C - Average	Year Blt: 1924	Eff Yr Blt:	Alt LUC:	Const Mod:	Alt %:	Totals	RMS: 11	BRs: 4	Baths: 2	HB									
Lump Sum Adj:					Condo Information	REMODELING RES BREAKDOWN													
<b>INTERIOR INFORMATION</b>				Phys Cond: AG - Avg-Good	26. %	Exterior:	No Unit	RMS	BRs	FL	Interior:	1	5	2	Additions:				
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Functional:	%	Kitchen:	1	6	2						Baths:				
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total: 50 %	Special:	Economic:	%	Plumbing:									Electric:				
Bsmnt Flr: 12 - Concrete	Subfloor:		Override:		%	Heating:									General:				
Bsmnt Gar:	Electric: 3 - Typical																		
Insulation: 2 - Typical	Int vs Ext: S																		
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam																		
# Heat Sys: 2	% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO															
% Com Wall	% Sprinkled:																		
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 040.0-0003-0006.0								<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1 396		A	AV	1924	21.31	T	40	104			5,100		5,100		
19	Patio	D	Y	1 9X10		A	AV	2000	6.00	T	15.2	104			500		500		
More: N	Total Yard Items:	5,600	Total Special Features:			Total:	5,600												